



ENTERED  
07/19/2016

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE SOUTHERN DISTRICT OF TEXAS  
HOUSTON DIVISION

IN RE:	§	CASE NO. 13-33365-H2-13
	§	
Maria Ruth Gudino,	§	CHAPTER 13
	§	
Debtor	§	

**ORDER ON DEBTOR'S EMERGENCY MOTION FOR  
AUTHORITY TO SELL NON-EXEMPT REAL PROPERTY**

(Docket No. 89)

CAME ON FOR CONSIDERATION BY THIS COURT, the *Emergency Motion of Debtor for Authority to Sell Non-Exempt Real Property*, and it appearing to the Court that the Motion is with merit, and that the relief requested therein should be granted, it is accordingly,

ORDERED that the Debtor is authorized to sell the real property more particularly described as follows:

TRS 14A & 15B, Blk 3, Briarwick Section 4, also known as,

5214 Ingomar Way, Houston, Texas, 77053

to Hipolito Castro for \$86,900. The property shall be sold subject to the terms and conditions and approval of the mortgage lienholder. The mortgage lienholder may, in its discretion, accept less than the full amount due, but is not required to accept less than the full amount due. It is further

ORDERED that the proceeds from the sale shall be distributed as follows:

1. To mortgage lienholder;
2. To any outstanding property taxes and liens of record;
3. To closing costs; and
4. Net proceeds to be paid to William Heitkamp, Trustee.

IT IS FURTHER ORDERED that Eloise A. Guzman be allowed \$475.00 as attorney's

fees, as part of the closing costs for the preparation of Debtor's Emergency Motion to Sell Non-Exempt Real Property.


**Signed: July 18, 2016.**

  
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**DAVID R. JONES**  
**UNITED STATES BANKRUPTCY JUDGE**

APPROVED AS TO FORM AND SUBSTANCE:

GUZMAN LAW FIRM

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